

GENERAL LANDSCAPE NOTES:

REFER TO CONSULTANT SHEETS FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BEFORE DIGGING.

ALL CONTRACTORS SUBMITTING BIDS FOR THIS PROJECT SHALL FIELD VERIFY ALL CONDITIONS ON SITE. ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS.

PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

UNLESS OTHERWISE DEPICTED, ALL PLANTING BEDS SHALL BE INSTALLED WITH 4"-8" DIAMETER RIP-RAP ROCK MULCH FOR ROCK TYPE 1, 2" DRESSER TRAP ROCK FOR ROCK TYPE 2. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ/SY, AND WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED. EACH SHRUB SHALL BE INSTALLED WITH ORGANIC SHREDDED CEDAR WOOD MULCH AROUND THE BASE OF EACH PLANT. INSTALL WOOD MULCH TO A 3" DEPTH AND IN A RING 5" WIDE AROUND THE VEGETATION OF EACH PLANT.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CARE FOR ALL PLANT MATERIAL, SEED, SOD AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL. IT IS IN THE BEST INTEREST OF THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANTS ARE PROPERLY WATERED AND CARED FOR DURING THIS TIME. DEAD OR DYING PLANT MATERIAL WILL NOT BE ACCEPTED.

CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:

FURNISHED TREES AND SHRUBS GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED. ANY PLANT MATERIAL NOT MEETING THESE REQUIREMENTS WITHIN THE WARRANTY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ALL PORTIONS OF THE SITE CALLED OUT AS LAWN SHALL BE SEEDED AND HYDROMULCHED ACCORDING TO THE CITY OF BISMARCK SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS. SEEDING SHALL BE CLASS II FOR SUNNY AREAS. CONTRACTOR TO PROVIDE ALTERNATE BID PRICE FOR ALL SEED TO BE SOD.

CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY EROSION SCARS OR WASHOUTS UNTIL THE DATE THAT FINAL SEED STAND IS ACCEPTED WITHOUT ADDITIONAL COST TO THE OWNER.

PORTIONS OF THE SITE CALLED OUT AS ALTERNATIVE LAWN (ALT. LAWN) SHALL BE INSTALLED WITH 4" PENNSYLVANIA SEDGE (*Carex pensylvanica*) PLUGS INSTALLED 3" O.C. BOTH DIRECTIONS.

PLANTING SOIL NOTES:

AFTER CONSTRUCTION OF THE PARKING LOT, AND BEFORE PLANTING, CONTRACTOR TO EXCAVATE SOIL WITHIN LANDSCAPE ISLANDS TO A DEPTH OF 18". SUBSTITUTING EXISTING SOIL FOR NEW PLANTING SOIL MATERIAL. PLANTING SOIL SHALL CONSIST OF ONE PART PEAT MOSS, FOUR PARTS BLACK TOPSOIL, AND ONE PART SAND. MIX ALL COMPONENTS THOROUGHLY BEFORE BACKFILLING. 10-10-10 COMMERCIAL GRADE FERTILIZER SHALL BE ADDED AT A RATE OF 5 LBS. PER CUBIC YARD OF TOPSOIL. COMPACT TOPSOIL TO APPROXIMATELY 85% OF STANDARD PROCTOR DENSITY AND PREPARE FOR PLANTING. EXCAVATED SOIL SHALL BE DISPOSED OF OFFSITE BY CONTRACTOR.

LANDSCAPE ALTERNATES:

ALTERNATE AREA 1: MID DAKOTA CLINIC IS CURRENTLY PURSUING THE VACATION OF THE 10TH STREET RIGHT OF WAY BETWEEN ROSSER AVENUE AND AND AVENUE A. SHOULD THIS PURSUIT BE SUCCESSFUL, THE LANDSCAPING IN THIS AREA WILL LIKELY CHANGE. AS SUCH, THE LANDSCAPING IN ALTERNATE AREA 1 WILL NOT BE INSTALLED UNTIL A DECISION HAS BEEN MADE ON THIS PURSUIT.

LANDSCAPE ORDINANCE NOTES:

TOTAL LOT AREA: 90,703 S.F.

NUMBER OF PARKING STALLS: 173 STALLS

INTERIOR PARKING LOT ISLAND REQUIREMENT: 1730 S.F. REQUIRED - 1924 S.F. DEPICTED

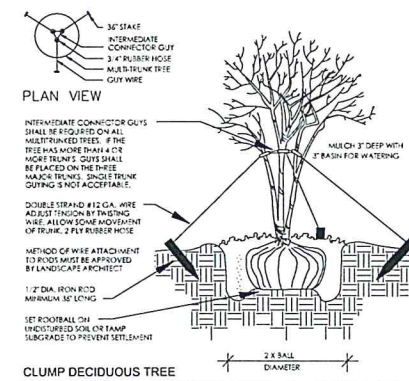
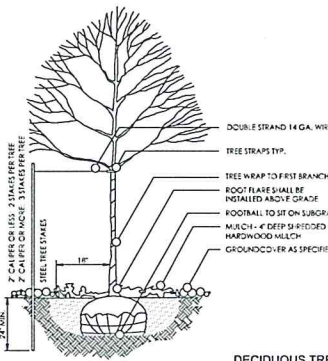
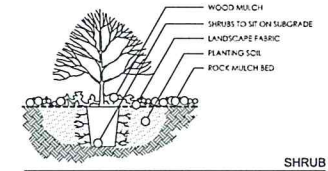
INTERIOR PARKING LOT TREES REQUIRED: 8 TREES REQUIRED - 11 TREES DEPICTED

INTERIOR PARKING LOT SHRUBS REQUIRED: 24 SHRUBS REQUIRED - 33 SHRUBS DEPICTED

PERIMETER LANDSCAPING REQUIREMENT: CONTINUOUS HEDGEROW

STREET TREES: 33' ON CENTER - AVOID OVERHEAD POWERLINES

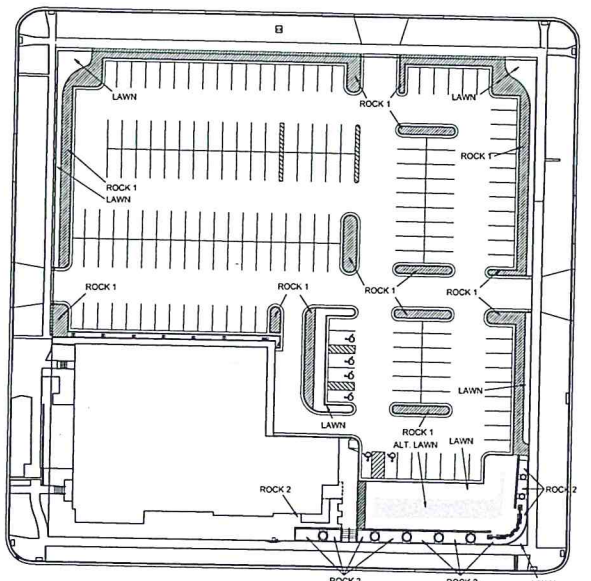
BUFFERYARDS: N/A



PLANT PALETTE - THIS SHEET ONLY

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
CK	CRIMSON KING MAPLE	<i>Acer platanoides 'Crimson King'</i>	2" Cal.	1
DE	DISCOVERY ELM	<i>Ulmus davidiana var. Japonica 'Discovery'</i>	2" Cal.	16
GP	GREEN PILLAR OAK	<i>Quercus palustris 'Pringreen'</i>	2" Cal.	1
PO	PRAIRIE STATURE OAK	<i>Quercus x bimundorum 'Midwest'</i>	2" Cal.	10
RB	DURAHEAT RIVER BIRCH	<i>Betula nigra 'BNMT'</i>	12" Clump	10
SS	SNOWBIRD HAWTHORN	<i>Crataegus x mordanensis 'Snowbird'</i>	1.5" Cal.	7
AC	ALPINE CURRANT	<i>Ribes alpinum</i>	2 Gallon	157
DK	DWARF KOREAN LILAC	<i>Syringa meyeri 'Palbin'</i>	2 Gallon	20
LJ	GARDEN GLOW DOGWOOD	<i>Cornus hessii 'Garden Glow'</i>	2 Gallon	24

NOTE: IF PLAN QUANTITIES DIFFER FROM PLANT PALETTE QUANTITIES, PLAN QUANTITIES SHALL BE USED.



FOR REGULATORY
REVIEW - NOT FOR
CONSTRUCTION

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